

ZB# 03-31

Bob Hersh

73-4-1

ZBA #03-31 BOB HERSH 73-4-1
AREA 444 PHILO STREET

ZBA
APPROVED
7/14/03

APPLICATION FEE (DUE AT TIME OF FILLING OF APPLICATION)

FILE # 03-31 TYPE: AREA ✓ USE _____

APPLICANT: Bob Hersh
444 Philo Street
New Windsor

TELE: 565-8611

*RESIDENTIAL: \$ 50.00 CHECK # 1330
 **COMMERCIAL: \$150.00 CHECK # _____
 *INTERPRETATION: \$150.00 CHECK # _____

ESCROW: \$300.00 / \$500.00 CHECK # 1329

DISBURSEMENTS:

	MINUTES <u>\$4.50 PER PAGE</u>	ATTORNEY FEES <u>\$35.00 / MEETING</u>
PRELIM..... <u>1/23</u>	\$ <u>13.50</u>	\$ <u>35.00</u>
2 ND PRELIM.....	_____	_____
3 RD PRELIM.....	_____	_____
PUB HEARING..... <u>1/14</u>	-	<u>35.00</u>
PUB HEARING (CON'T)...	_____	_____
TOTAL	\$ <u><u>13.50</u></u>	\$ <u><u>70.00</u></u>

OTHER CHARGES:..... \$ _____

• • • • •

ESCROW POSTED: \$ 300.00
 AMOUNT DUE: \$ _____
 REFUND DUE: \$ 216.50

—ZBA #03-31 BOB HERSH 73-4-1 —
AREA 444 PHILO STREET





**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: June 6, 2003

**APPLICANT: Bob & Rosemary Hersh
444 Philo Street
New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 6/3/03

FOR : Proposed roof over existing deck

LOCATED AT: 444 Philo Street

ZONE: R-4 Sec/Blk/ Lot: 73-4-1

DESCRIPTION OF EXISTING SITE: 73-4-1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Existing deck with proposed roof over does not meet minimum 40' rear yard set back.**

COPY


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 8-G Bulk Tables

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

40'

37'

3'

REQ'D FRONTAGE:

MAX BLDG HT:

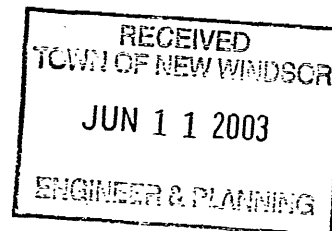
FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

APPROVED

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP



03-31

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

JUN 02 2003

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: 2003-612

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises BOB & ROSEMARY HERSH

Address 444 PHILLO ST. NEW WINDSOR, N.Y. Phone # 565-8611

Mailing Address 444 PHILLO ST. NEW WINDSOR, N.Y. Fax # _____

Name of Architect Giomo Engineering

Address _____ Phone 567-1177

Name of Contractor Den-Craft General Carpentry

Address 11 Hickory Ave New Windsor Phone 569-4910

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

If applicant is a corporation, signature of duly authorized officer _____
(Name and title of corporate officer)

1. On what street is property located? On the EAST side of PHILO STREET
(N, S, E or W)
and 26.25 feet from the intersection of SIM STREET

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N ✓

3. Tax Map Description: Section _____ Block E Lot 1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy DECK b. Intended use and occupancy SCREEN IN DECK

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☒ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other

6. Is this a corner lot? YES SCREEN IN AN EXISTING DECK

7. Dimensions of entire new construction. Front 20' Rear 20' Depth 12'4" Height 11'4" No. of stories 1

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost \$ 7,800 Fee 50

PAID ~~cash~~ cash

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Bob Hersh

(Signature of Applicant)

Bob Hersh

(Owner's Signature)

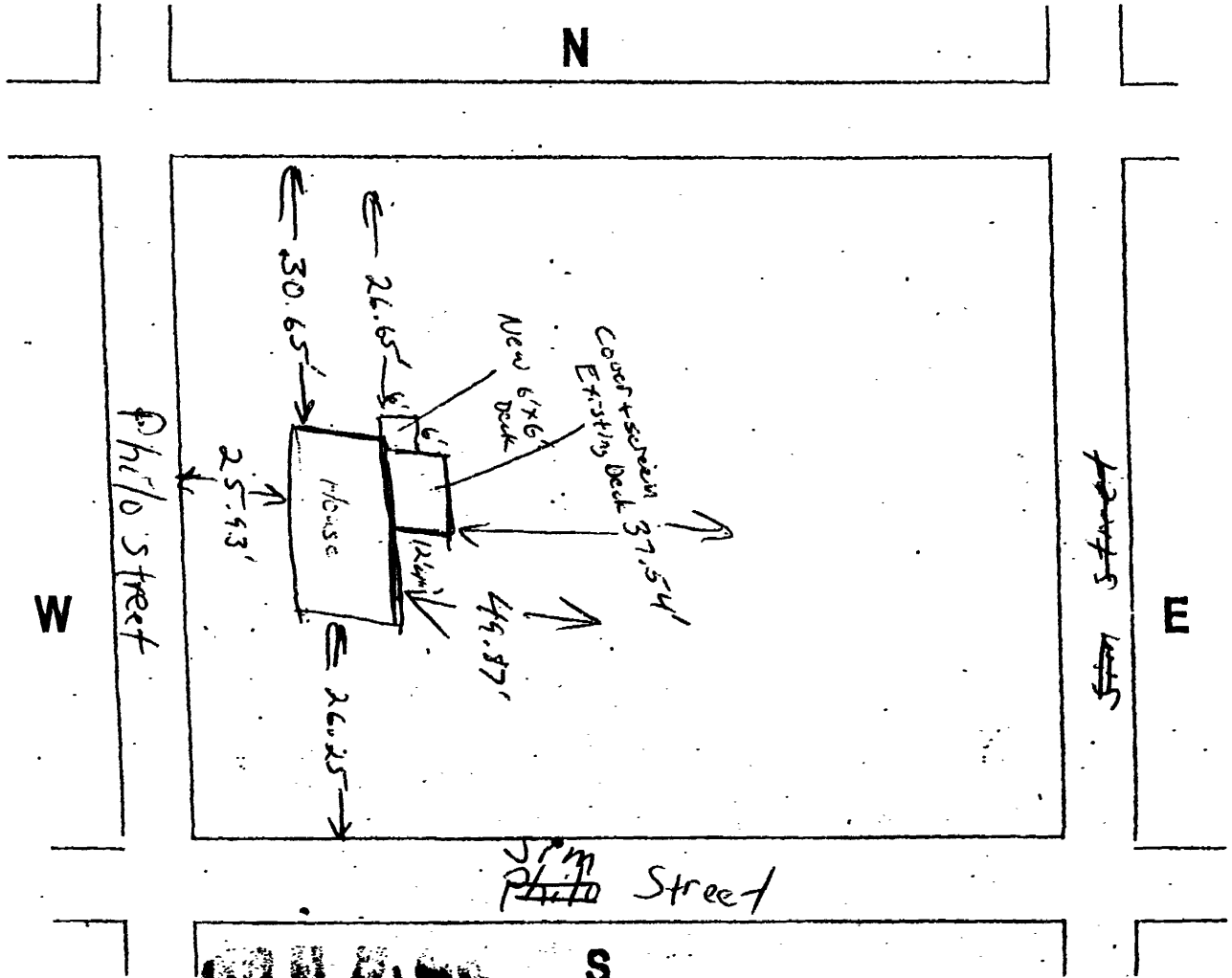
444 PHILLO ST. NEW WINDSOR

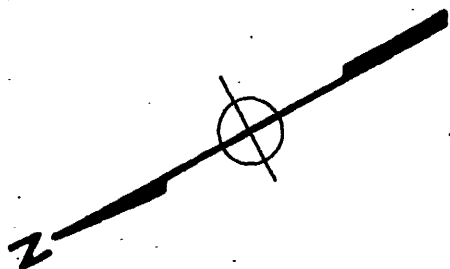
(Address of Applicant)

444 PHILLO ST. NEW WINDSOR

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





N/F WOODWIND
E-14

R

N/F
WOODWIND
E-2

S

LOT #E-1
18,414 SQ. FT.

DWELLING

531°-05'-00"N 105.00'

100.00'
558°-55'-00"E

26.65'

30.65'

25.95'

25.00' N31°-05'-00"E

49.07'

25.95'

R=20'
A=31.41'

N58°-55'-00"W 80.00'

E 61W STREET

E PHILD. STREET

50' R.O.W.

PLAN OF LOT E-1

"WOODWIND"

TOWN OF NEW WINDSOR, ORANGE CO., N.Y.

SCALE: 1" = 40'

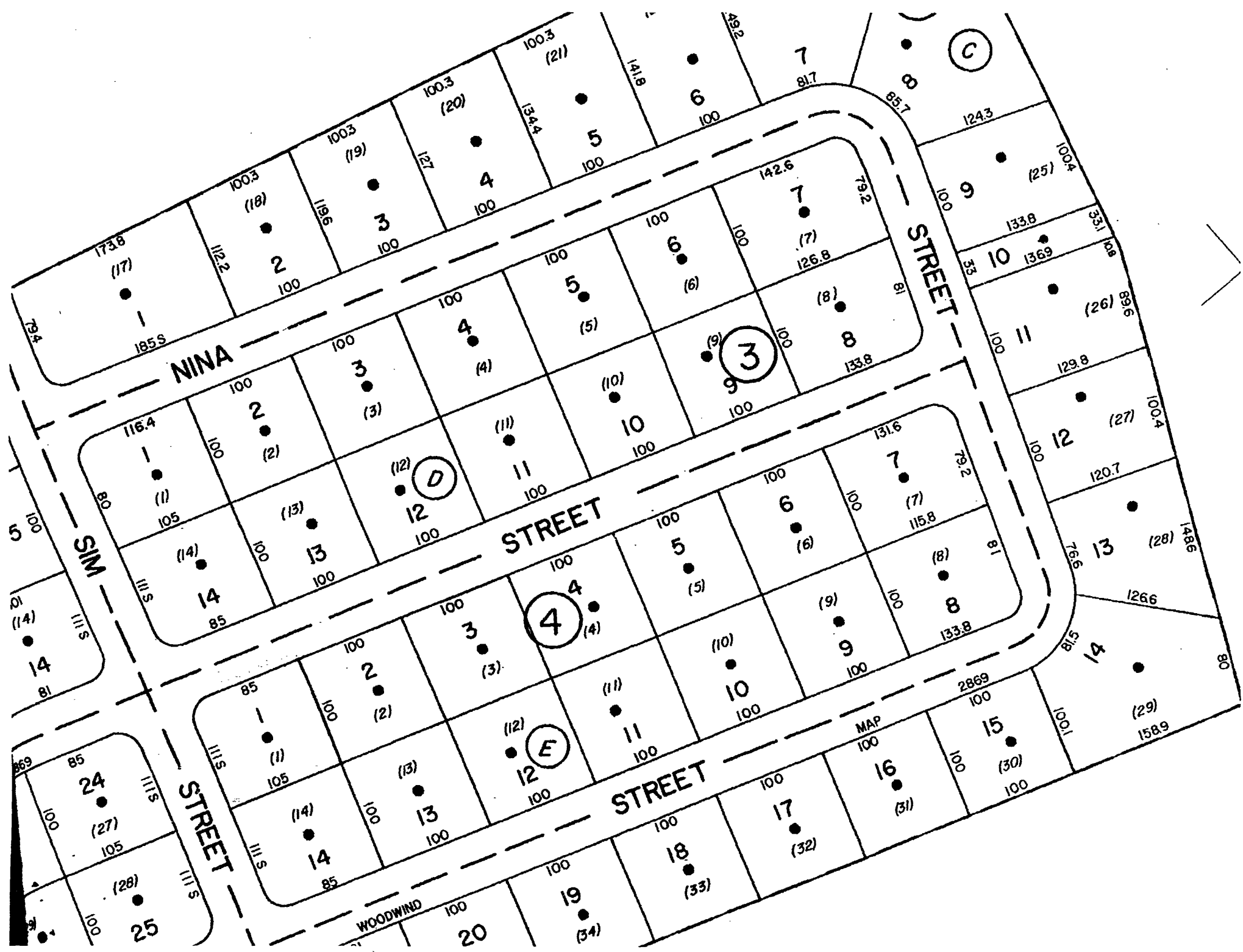
MARCH 26, 1976

TO: AMER. TITLE INS. CO. AND HERITAGE SAVINGS
BANK.

THIS SURVEY CERTIFIED TO BE TRUE, CORRECT
AND ACCURATE.

Robert E. Baker

ROBERT E. BAKER, L.S.
N.Y. REG. L.S. #28544





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

November 12, 2003

Mr. & Mrs. Robert Hersh
444 Philo Street
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-31

Dear Mr. & Mrs. Hersh:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

ROBERT AND ROSEMARY HERSH

AREA

CASE #03-31

WHEREAS, Mr. Robert Hersh, owner(s) of 444 Philo Street, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 3 foot Rear Yard Setback for proposed roof over existing deck in an R-4 Zone;

WHEREAS, a public hearing was held on July 14, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there was one spectator appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties
 - (b) The applicant seeks to enclose an existing deck, which has been in existence for approximately twenty-five years.
 - (c) Since the deck has been in existence, there have been no complaints, either formally or informally.
 - (d) The deck did not require the removal of trees or substantial vegetation.
 - (e) Placing a roof and screen on the existing deck will not divert the flow of water drainage or cause the ponding or collection of water.
 - (f) If the deck is permitted to be enclosed, the resulting appearance of the house will not be different than and will be appropriate to the neighborhood.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

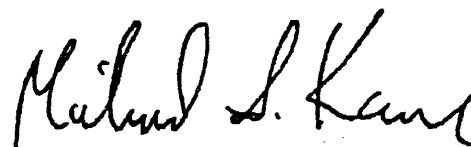
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 3 foot Rear Yard Setback for proposed roof over existing deck in an R-4 Zone; as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated:



Chairman

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: AUGUST 11, 2003
SUBJECT: ESCROW REFUND - 03-31 - HERSH

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 216.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #03-31

NAME: ROBERT HERSH

ADDRESS: 444 PHILO STREET

NEW WINDSOR, NY 12553

THANK YOU,

MYRA

L.R. 8-11-03



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #03-31 TYPE:AREA

APPLICANT:
ROBERT HERSH

TELEPHONE: 565-8611

RESIDENTIAL:	\$ 50.00	CHECK #1330
COMMERCIAL	\$ 150.00	CHECK #
INTERPRETATION	\$ 150.00	CHECK #

ESCROW: RESIDENTIAL \$300.00 CHECK #1329

* * * * * * * * * * * * *

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> \$4.50 / PAGE	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	<u>3</u> PAGES	\$ <u>13.50</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	<u> </u> PAGES	\$ <u> </u>	\$ <u> </u>
PUBLIC HEARING:	<u>0</u> PAGES	\$ <u>0</u>	\$ <u>35.00</u>
PUBLIC HEARING:	<u> </u> PAGES	\$ <u> </u>	\$ <u> </u>
TOTAL:		\$ <u>13.50</u>	\$ <u>70.00</u>

* * * * * * * * * * * * *

ESCROW POSTED:	\$300.00
LESS: DISBURSEMENTS:	\$ <u> </u>
AMOUNT DUE:	\$ <u> </u>
REFUND DUE:	\$ <u>216.50</u>

L.R. 8-11-03

BOB & ROSEMARY HERSH (#02-31)

MR. TORLEY: Request for 3 feet rear yard setback for proposed roof over existing deck at 444 Philo Street in an R-4 zone.

Mr. Bob Hersh appeared before the board for this proposal.

MR. TORLEY: What seems to be the problem?

MR. HERSH: I want to screen in my deck, I have an existing deck, I want to screen it in and put a roof over it and seems like I have to go 40 feet back from the structure to the next property line and I have about 37 and change so I'm a couple of feet short so I need this variance so I can screen in my deck.

MR. KANE: The existing deck, does that cover the 40 feet or that deck doesn't meet the requirement as it is?

MR. BABCOCK: It doesn't meet the requirements as it is.

MR. KANE: How long has the deck been in existence?

MR. HERSH: 25 years.

MR. KANE: Any complaints formally or informally?

MR. HERSH: No, not at all, no and what I'm doing I see all around the developments everybody is screening in, you can't even sit out and eat anymore with the bugs. Everybody's screening in their decks and I see it all over the developments, the roofs and I don't think it, I think it actually enhances the development, makes it prettier.

MR. TORLEY: It's not the decking that's causing the problem, it's the fact that your deck as it stands now doesn't meet the code.

MR. KANE: Actually, if you decided not to do it and you went to refinance and sell your house, you'd be

here.

MR. TORLEY: Because the deck protrudes too far against, to the property line, so the fact that you put a roof on brought it to everybody's attention.

MR. TORLEY: Gentlemen, do we have any questions?

MR. MC DONALD: You just need three foot?

MR. HERSH: Yeah.

MR. TORLEY: You're sure of that distance?

MR. HERSH: Yeah.

MR. TORLEY: Because we go by what you tell us and if a surveyor comes out and says we need three foot six inches, a bank may reject and make you start over.

MR. HERSH: I had it surveyed and measured it and everything.

MR. BABCOCK: Yeah, he's got about 37 1/2 feet so we just said 37 feet to make sure.

MR. KANE: Some of the questions may seem a little odd since it's been--you have no water hazards of runoffs?

MR. HERSH: No.

MR. KANE: No cutting down of trees?

MR. HERSH: No.

MR. MC DONALD: Accept a motion?

MR. TORLEY: Yes, sir.

MR. MC DONALD: Motion that we set up a public hearing for Mr. Hersh on his three foot rear yard setback.

MR. RIVERA: Second it.

ROLL CALL

June 23, 2003

7

MR. REIS	AYE
MR. MC DONALD	AYE
MR. KANE	AYE
MR. RIVERA	AYE
MR. TORLEY	AYE



RESULTS OF Z.B.A. MEETING OF:

July 14, 2003PROJECT: Robert HershZBA # 03-31

P.B.#



USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____
REIS _____ CARRIED: Y _____ N _____
KANE _____
TORLEY _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ☒VARIANCE APPROVED: MR S SV VOTE: A4 N0.

RIVERA A
~~MCDONALD~~ A
REIS A
KANE A
~~TORLEY~~ A
minuta

CARRIED: Y ☒ N _____.No complaintsNo water - trees - runoffsame as other decks

TOWN OF NEW WINDSOR ZONING BOARD
PUBLIC HEARING FOR:

Robert Hersh

DATE: July 14, 2023

SIGN-IN SHEET

	NAME	ADDRESS
1.	William & JAHIRA Murphy	434 PAILO St, New Windsor.
2.		
3.	770	
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

-----X

ROBERT HERSH

#03-31

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 03-31

Request of ROBERT HERSH

for a VARIANCE of the Zoning Local Law to Permit:


Request for 3 feet Rear Yard Setback for proposed roof over existing deck

being a VARIANCE of Section 48-14 USE 8-G BULK TABLES

for property located at: 444 PHILO STREET - NEW WINDSOR, NY

known and designated as tax map Section 73 Block 4 Lot 1

PUBLIC HEARING will take place on JULY 14, 2003
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.



Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

June 25, 2003

Mr. Robert Hersh
444 Philo Street
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-31

Dear Mr. Hersh:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Sentinel Newspaper for publication. **PLEASE NOTE:** The Sentinel will bill you directly for this add. This is not included in the escrow you posted upon application.

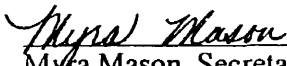
Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

444 Philo Street
New Windsor, NY

is scheduled for the July 14th 2003 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,


Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm ✓



June 23, 2003

ZBA # 03-31
P.B.#

PROXY

APPROVED: M)____S)____ **VOTE:** A____N____
RIVERA _____
MCDONALD _____ **CARRIED:** Y____N____
REIS _____
KANE _____
TORLEY _____

CARRIED: Y ✓ N

CARRIED: Y_____N_____.

[illegible]



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessor's Office

June 17, 2003

Bob Hersh
444 Philo Street
New Windsor, NY 12553

Re: 73-4-1 ZBA#03-31

Dear Mr. Hersh:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley BAW
J. Todd Wiley, IAO
Sole Assessor

JTW/baw
Attachments

CC: Myra Mason, ZBA

(1)

4-1-31.2
Otto Scheible
C/o Newburgh Packing
677 Little Britain Road
New Windsor, NY 12553

73-2-2
Jan & Angelina Rostek
362 Nina Street
New Windsor, NY 12553

73-3-1
Reggie & Venessa Hanks
357 Nina Street
New Windsor, NY 12553

73-1-9
Richard P & Maureen Kelly
506 MacNary Rd
New Windsor, NY 12553

73-2-3
Thomas & Margaret Organ
360 Nina Street
New Windsor, NY 12553

73-3-2
Myron & Phyllis Bernstein
746 Hewitt Lane
New Windsor, NY 12553

73-1-10
Richard Horak
504 MacNary Road
New Windsor, NY 12553

73-2-4
Carol Probst
358 Nina Street
New Windsor, NY 12553

73-3-3
Ronald T Altomare
353 Nina Street
New Windsor, NY 12553

73-1-11
Henry Pizzonia V & Frances Fox
502 MacNary Road
New Windsor, NY 12553

73-2-5
Thomas & Kathleen Griffin
356 Nina Street
New Windsor, NY 12553

73-3-4
Michael T. Sr. & Sandra L. Muller
351 Nina Street
New Windsor, NY 12553

73-1-12
Michael & Tammy O'Hara
421 Philo Street
New Windsor, NY 12553

73-2-16
Brendan DeMilt
336 Nina Street
New Windsor, NY 12553

73-3-5
Richard & Marilene Baskind
349 Nina Street
New Windsor, NY 12553

73-1-13
Dominick & Melissa Pileggi
423 Philo Street
New Windsor, NY 12553

73-2-17
Marilyn Mutinelli
334 Nina Street
New Windsor, NY 12553

73-3-6
Fred & Annette Kaiser
347 Nina Street
New Windsor, NY 12553

73-1-14
Patrick & Mary Ann McCarthy
425 Philo Street
New Windsor, NY 12553

73-2-18
Elliott & Vicki Cohen
332 Nina Street
New Windsor, NY 12553

73-3-8
Peter & Irene Malaszuk
343 Nina Street
New Windsor, NY 12553

73-1-15
Michael & Trude Antonacci
609 Sim Street
New Windsor, NY 12553

73-2-19
Francis & Geraldine Nicolosi
330 Nina Street
New Windsor, NY 12553

73-3-9
Joseph J. Jr & Patricia Grimm
437 Philo Street
New Windsor, NY 12553

73-1-16
Michael Restuccia
30 Sloan Court
Wallkill, NY 12589

73-2-20
Thomas & Joanne Farrell
328 Nina Street
New Windsor, NY 12553

73-3-10
Alfred & Maureen Cestari
435 Philo Street
New Windsor, NY 12553

73-2-1
Keith & Evelyn Aigner
364 Nina Street
New Windsor, NY 12553

73-2-21
Mary Hagen
326 Nina Street
New Windsor, NY 12553

73-3-11
Joseph & Elizabeth Como
433 Philo Street
New Windsor, NY 12553

73-3-12

Bankers Trust Co of CA Trustee for
Vendee Mtg. Trust
C/o Countrywide Home Loans
1800 Tapo Canyon Road MSN SV-103
Simi Valley, CA 93063

73-3-13

John & Mary Guarracino
429 Philo Street
New Windsor, NY 12553

73-3-14

Kenneth & Jeanne Martin
427 Philo Street
New Windsor, NY 12553

73-4-2

Thomas & Kathleen Finneran
446 Philo Street
New Windsor, NY 12553

73-4-3

William Corcoran
448 Philo Street
New Windsor, NY 12553

73-4-4

Christopher & Elke Spencer
450 Philo Street
New Windsor, NY 12553

73-4-5

Kevin & Leslie Hofving
452 Philo Street
New Windsor, NY 12553

73-4-6

Thomas Trinajstic
454 Philo Street
New Windsor, NY 12553

73-4-7

Richard & Laura Graziano
456 Philo Street
New Windsor, NY 12553

73-4-8

Donald & Diana McKeon
339 Nina Street
New Windsor, NY 12553

73-4-9

Ursula Roberts
337 Nina Street
New Windsor, NY 12553

73-4-10

Samuel Martinez Jr.
335 Nina Street
New Windsor, NY 12553

73-4-11

Joseph Hafner & Hyon Lemons
333 Nina Street
New Windsor, NY 12553

73-4-12

Daniel Peralta
331 Nina Street
New Windsor, NY 12553

73-4-13

Brian & Diane Picerno
329 Nina Street
New Windsor, NY 12553

73-4-14

John & Catherine Canale
327 Nina Street
New Windsor, NY 12553

73-5-4

Hadassa Schwartz
316 Nina Street
New Windsor, NY 12553

73-5-5

Harold & Susan Boro
318 Nina Street
New Windsor, NY 12553

73-5-6

Robert & Pamela Ramos
320 Nina Street
New Windsor, NY 12553

73-5-7

John & Marilyn Kresevic
322 Nina Street
New Windsor, NY 12553

73-5-8

Steven Weissman
324 Nina Street
New Windsor, NY 12553

73-6-7

Veronica McMillan
& Maureen Roche
503 McNary Road
New Windsor, NY 12553

73-6-8

Frank & Jeanette Servedio
419 Philo Street
New Windsor, NY 12553

73-7-20

William & Jamira Torres Murphy
434 Philo Street
New Windsor, NY 12553

73-7-21

George & Terri Jessen III
436 Philo Street
New Windsor, NY 12553

73-7-22

Richard & Rose Linet
438 Philo Street
New Windsor, NY 12553

73-7-23

Matthew & Carla Weiss
440 Philo Street
New Windsor, NY 12553

73-7-24

Frank & Deborah Prego
442 Philo Street
New Windsor, NY 12553

73-7-25

Peter & Julie Daly
325 Nina Street
New Windsor, NY 12553

73-7-26

Robert & Mary Volz
323 Nina Street
New Windsor, NY 12553

73-7-27
Mikhail Ostritsky
& Alexandra Ostritskaya
321 Nina Street
New Windsor, NY 12553

73-7-28
Harriet Chittick
319 Nina Street
New Windsor, NY 12553

73-7-29
David L. Velsor
317 Nina Street
New Windsor, NY 12553

75-3-10
Ronald J. & Maureen L. Avallone
73 Keats Drive
New Windsor, NY 12553

75-3-11
Robert & Catherine Kasprak
75 Keats Drive
New Windsor, NY 12553

75-3-12
Robert & Diane Mounier
77 Keats Drive
New Windsor, NY 12553

75-3-13
Robert & Antoinette Faig
79 Keats Drive
New Windsor, NY 12553

75-9-9
Maurice & Theresa Swannson
76 Keats Drive
New Windsor, NY 12553

75-9-10
Melissa Henneberry
78 Keats Drive
New Windsor, NY 12553

75-9-11
George S. & Michelle Vina-Baltsas
80 Keats Drive
New Windsor, NY 12553

75-9-12
Joseph & Angela Bell
82 Keats Drive
New Windsor, NY 12553

75-9-13
John & Colleen McManamon
84 Keats Drive
New Windsor, NY 12553

75-9-14
Michael & Jane Lauria
86 Keats Drive
New Windsor, NY 12553

75-9-15
Anthony & Beverley Marchesani
88 Keats Drive
New Windsor, NY 12553

75-10-4
Ben & John & Marcellina Eng
91 Keats Drive
New Windsor, NY 12553

75-10-5
David R. Jr & Debra Ann Patterson
89 Keats Drive
New Windsor, NY 12553

75-10-6
Konstantinos & Margarita Ioannidis
87 Keats Drive
New Windsor, NY 12553

75-10-7
David & Migdalia Ramos
85 Keats Drive
New Windsor, NY 12553

75-10-8
Leo & Sandra Talbot
83 Keats Drive
New Windsor, NY 12553

75-10-9
Michael Sulla & Kathleen A. Healy
380 Frost Lane
New Windsor, NY 12553

3

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

DATE: JUNE 12, 2003 PROJECT NUMBER: ZBA# 03-31 P.B. # _____

APPLICANT NAME: BOB HERSH

PERSON TO NOTIFY TO PICK UP LIST:

BOB HERSH
444 PHILO STREET
NEW WINDSOR, NY 12553

TELEPHONE: 565-8611

TAX MAP NUMBER: SEC. 73 BLOCK 4 LOT 1
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: **444 PHILO STREET**
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1331

TOTAL CHARGES: _____

ZBA #03-31 ESCROW

BOB HERSH 04-98 565-8611
ROSE MARY HERSH
444 PHILO STREET
NEW WINDSOR, NY 12553

1-1288/260

1329

DATE 6-10-03

PAY TO THE
ORDER OF

TOWN OF NEW WINDSOR \$ 300.00

THREE - HUNDRED ~~XX~~

DOLLARS



Security Features
Included
Details on Back

FIRST
UNION

First Union National Bank
firstunion.com
Org. 075 R/T 026012881

Performance
Banking®

MEMO

Bob Hersh

⑆026012881⑆1030003058895⑆1329

ZBA #03-31 Application fee

BOB HERSH 04-98 565-8611
ROSE MARY HERSH
444 PHILO STREET
NEW WINDSOR, NY 12553

1-1288/260

1330

DATE 6-10-03

PAY TO THE
ORDER OF

TOWN OF NEW WINDSOR \$ 50.00

FIFTY ~~XX~~

DOLLARS



Security Features
Included
Details on Back

FIRST
UNION

First Union National Bank
firstunion.com
Org. 075 R/T 026012881

Performance
Banking®

MEMO

Bob Hersh

⑆026012881⑆1030003058895⑆1330

ZBA #03-31 Assessor's List

BOB HERSH 04-98 565-8611
ROSE MARY HERSH
444 PHILO STREET
NEW WINDSOR, NY 12553

1-1288/260

1331

DATE 6-10-03

PAY TO THE
ORDER OF

TOWN OF NEW WINDSOR \$ 25.00

TWENTY - FIVE ~~XX~~

DOLLARS



Security Features
Included
Details on Back

FIRST
UNION

First Union National Bank
firstunion.com
Org. 075 R/T 026012881

Performance
Banking®

MEMO

Bob Hersh

⑆026012881⑆1030003058895⑆1331

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#568-2003**

06/13/2003

**Hersh, Bob & Rose Mary
444 Philo Street
New Windsor, NY 12553**

**Received \$ 50.00 for Zoning Board Fees, on 06/13/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: JUNE 11, 2003

FOR: ESCROW 03-31

FROM: BOB HERSH

444 PHILO STREET

NEW WINDSOR, NY 12553

CHECK NUMBER: 1329

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

Hei 6/13/03
NAME DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

June 12, 2003

Bob & Rosemary Hersh
444 Philo Street
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-31

Dear Mr. & Mrs. Hersh:

This letter is to inform you that you have been placed on the June 23rd, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

444 Philo Street
New Windsor, NY 12553

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS



APPLICATION FOR VARIANCE

JUNE 10, 2003

Date

Application Type: Use Variance ☐ Area Variance ☒
Sign Variance ☐ Interpretation ☐

I. Owner Information:

BOB & ROSEMARY HERSTH

(Name)

444 PHILLO STREET NEW WINDSOR, N.Y. 12553

(Address)

Phone Number: (845) 565-8611

Fax Number: ()

II. Purchaser or Lessee:

Phone Number: ()

Fax Number: ()

(Name)

(Address)

III. Attorney:

Phone Number: ()

Fax Number: ()

(Name)

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number ()

Fax Number: ()

ANTHONY DIMARCO

(Name)

HICKORY AVE NEW WINDSOR, N.Y.

(Address)

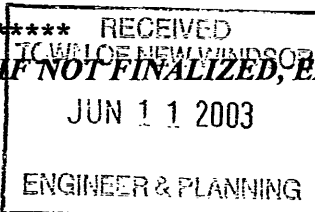
V. Property Information:

Zone: R-4 Property Address in Question: 444 PHILLO STREET, NEW WINDSOR

Lot Size: Tax Map Number: Section 23 Block 4 Lot 1

- a. What other zones lie within 500 feet?
- b. Is pending sale or lease subject to ZBA approval of this Application?
- c. When was property purchased by present owner? 1976
- d. Has property been subdivided previously? No If so, When:
- e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? No
- f. Is there any outside storage at the property now or is any proposed? No

****PLEASE NOTE:****
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



03-31

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

Section _____, Table of _____ Regs., Col. _____.

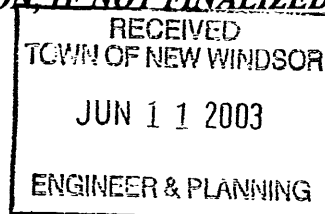
	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.	40	37	3'
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



05-31

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

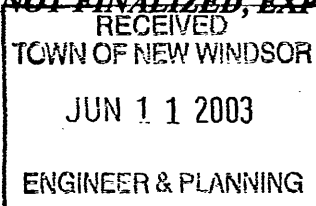
- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

*I FEEL by GRANTING ME PERMISSION
TO ENCLOSE MY DECK, MY FAMILY AND I CAN'T
ENJOY OUTDOOR LIVING WITHOUT THE BUGS, AND
MAKE MY HOUSE LOOK MORE ATTRACTIVE TO ALL
MY NEIGHBORS.*

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



03-31

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
 - ☐ One in the amount of \$ 300.00 or 500.00 , (escrow)
 - ☐ One in the amount of \$ 50.00 or 150.00 , (application fee)
 - ☐ One in the amount of \$ 25.00 , (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR(4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

13th day of June 2003.

Bob Hersth
Owner's Signature (Notarized)

BOB HERSTH
Owner's Name (Please Print)

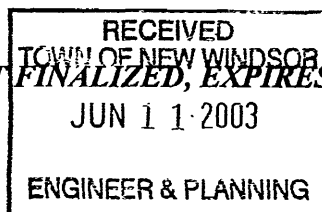
Jennifer Mead
Signature and Stamp of Notary

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME0050024
Qualified in Orange County
Commission Expires 10/30/2004

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



03-31